



STIBBARD
PROPERTY



7b High Street, Pewsey, Marlborough, Wilts, SN9 5AF

A prominent ground floor retail/treatment unit in the centre of Pewsey within very close proximity to the range of services offered by the village and an hour and five minutes from Paddington. The unit consists of a large treatment/retail area to the front with two treatment rooms to the rear. The room comes to a total of 490 sq ft with WC facilities. The village of Pewsey is situated 7 miles south of Marlborough and is on the main Paddington railway line.

- Current planning use D1, suitable for change of use to A1, A2, A3 or B1.
- Separately metered mains water, electricity & drainage.
- Rateable value of £5,600 (eligible for 100% small business rate relief).
- Property to let: **£700 per calendar month exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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